

MINUTES OF THE SPECIAL MEETING OF THE FAIRFAX COUNTY
REDEVELOPMENT AND HOUSING AUTHORITY

January 12, 2006

On January 12, 2006, the Commissioners of the Fairfax County Redevelopment and Housing Authority (FCRHA) convened a Special Meeting in the FCRHA Board Room, One University Plaza, 4500 University Drive, Fairfax, Virginia.

CALL TO ORDER

FCRHA Chair Conrad Egan called the meeting of the FCRHA to order at 7:12 p.m. FCRHA Commissioners present or absent for a portion or all of the meeting were as follows:

PRESENT

Conrad Egan
Ronald Christian
Martin Dunn
Willard Jasper
John Kershenstein
Elisabeth Lardner
John Litzenberger
Al McAloon
Joan Sellers

ABSENT

H. Charlen Kyle
Lee A. Rau

Also present at the meeting were the following staff of the Department of Housing and Community Development (HCD): Paula C. Sampson, Director; Mary A. Stevens, Deputy Director; Harry Swanson, Deputy Director for Revitalization and Real Estate; Curtis Hall, Director Information Systems and Services; John Payne, Director, Design, Development and Construction (DD&C) Division; Gordon Goodlett, Development Officer, DD&C; Steve Solomon, Director, Financial Management Division (FMD); Aseem Nigam, Director, Real Estate Finance and Grants Management Division (REFGM); Steve Knippler, Housing/Community Developer IV; Louise Milder; Associate Director, REFGM; Audrey Spencer-Horsley, Associate Director, REFGM; Rex Peters, Housing/Community Developer V; Revitalization Division; Barbara Silberzahn, Chief, Homeownership and Relocation Programs; Cynthia Ianni, Acting Director, Design, Development and construction Division; and Winifred A. Clement, FCRHA Assistant. Other Fairfax County staff in attendance: Alan Weiss, Assistant County Attorney, and David Stroh, Assistant County Attorney.

PUBLIC HEARINGS

1. Extension of the Falls Church/James Lee/Southgate Neighborhood Improvement Program and Conservation Plan (Providence District)

The Chair opened the Public Hearing on the Extension of the Falls Church/James Lee/Southgate Neighborhood Improvement Program and Conservation Plan at 7:13 p.m. With no one signed up and no one in the audience wishing to speak, the chair closed the public hearing at 7:14 p.m.

2. Proposed Acquisition of Two Affordable Dwelling Units at the Holly Acres Subdivision (Lee District)

The Chair opened the Public Hearing on Proposed Acquisition of Two Affordable Dwelling Units at the Holly Acres Subdivision at 7:15 p.m. No one signed up, and there was no one in the audience wishing to speak. However, one letter and one e-mail were received from Driouech Adil, 3353 Beechcliff Drive, Alexandria, VA 22306, who expressed concerns about the proposed purchase. Both pieces of correspondence were read and entered into the FCRHA's Records,

The Chair closed the public hearing at 7:20 p.m.

ACTION ITEMS

1. RESOLUTION NUMBER 01-06

APPROVAL OF AN AMENDMENT TO THE FALLS CHURCH/JAMES LEE/ SOUTHGATE
NEIGHBORHOOD IMPROVEMENT PROGRAM AND
CONSERVATION PLAN TO PERMIT EXTENSION OF THE PLAN TO
JUNE 15, 2006 (PROVIDENCE DISTRICT)

NOW, THEREFORE, BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) approves adoption of the proposed amendment which includes the temporary six-month extension of the effectiveness of the controls, regulations, and standards of the Falls Church/James Lee/Southgate Neighborhood Improvement Program and Conservation Plan to June 15, 2006, as attached to the item presented to the FCRHA at its meeting on January 12, 2006.

A motion was made by Commissioner McAloon, seconded by Commissioner Kershenstein that the FCRHA adopt Resolution Number 01-06. A brief presentation was given by Steve Knippler, Housing Community Developer, IV, Real Estate Finance and Grants Management Division (REFGM), on the history of the plan. After the presentation, Mr. Knippler responded to questions from the Commissioners. A vote was taken after discussion, and the motion carried unanimously.

2. RESOLUTION NUMBER 02-06

AUTHORIZATION TO: 1) PURCHASE UP TO TWO AFFORDABLE DWELLING UNITS AT HOLLY ACRES, 2) APPLY FOR A LOAN FROM A PRIVATE LENDER FOR A PORTION OF THE FINANCING OF THE ACQUISITION, SUBJECT TO APPROVAL OF A FINANCING PLAN BY THE BOARD OF SUPERVISORS, 3) REALLOCATE AND DISBURSE, SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS, FUNDS FROM EITHER COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) OR HOME INVESTMENT PARTNERSHIPS (HOME) TO PROJECT 14238, HOLLY ACRES; AND 4) EXPEND UP TO \$300,000 FROM FUND 946, FCRHA REVOLVING DEVELOPMENT FUND, AS INTERIM FINANCING FOR THE PROPOSED ACQUISITIONS (LEE DISTRICT)

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the purchase of up to two townhouse affordable dwelling units at Holly Acres (the ADU Units) in connection with the financing plan as described in the item presented to the FCRHA at its meeting on January 12, 2006; and

BE IT FURTHER RESOLVED that the FCRHA hereby authorizes its Chairman, Vice Chairman or any Assistant Secretary to enter into a loan to be used as a portion of the permanent financing for the acquisition of two ADU Units; and

BE IT FURTHER RESOLVED that the FCRHA authorizes Paula C. Sampson to act as its authorized negotiator for the purchase of the ADU Units, and the obtaining of a loan for a portion of the permanent financing of the ADU units, and further authorizes its Chairman, Vice Chairman or any Assistant Secretary to execute all documents and agreements necessary or appropriate in connection with the purchase of the ADU Units and the loan from a private lender; and

BE IT FURTHER RESOLVED that the FCRHA hereby authorizes, subject to the approval of the Board of Supervisors, up to \$144,500 to be drawn down from Fund 145, Home Investment Partnerships Program Grant or from Fund 142, Community Development Block Grant for the acquisition of two units at Holly Acres, subject to compliance with requirements of the U. S. Department of Housing and Urban Development; and

BE IT FURTHER RESOLVED that the FCRHA hereby authorizes up to \$300,000 to be drawn down from Fund 946, FCRHA Revolving Development Fund, for the interim financing to purchase the ADU units at Holly Acres to be repaid at the time permanent financing is arranged.

A motion was made by Commissioner McAloon, seconded by Commissioner Jasper, that the FCRHA adopt Resolution Number 02-06. A brief presentation was given by Louise Milder, Associate Director, REFGM Division. After the presentation, Ms. Milder responded to questions from the Commissioners.

Commissioner Kershenstein raised a question as to whether full disclosure was given to the Holly Acres homeowners association. Both HCD staff and Mr. Thomas Vittitow Area Manager, Virginia Division Lennar Corporation, the developers of Holly Acres, replied that adequate notice was given and no issues were raised by any of the residents.

A vote was taken after discussion on the motion to adopt Resolution Number 02-06, and the motion carried unanimously.

CLOSED SESSION

A motion was made by Commissioner Dunn, seconded by Commissioner Kershenstein, that the FCRHA recess and go into Closed Session for discussion and consideration, pursuant to Virginia Code Section 2.2-3711(A)(3), of the acquisition of real property for a public purpose where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the FCRHA.

A vote was taken and the motion carried unanimously. The FCRHA went into Closed Session at 7:28 p.m.

OPEN MEETING RESUMED

A motion was made by Commissioner Dunn, seconded by Commissioner Sellers, that the members of the Fairfax County Redevelopment and Housing Authority certify that to the best of their knowledge only public business matters lawfully exempted from the open meeting requirements prescribed by the Virginia Freedom of Information Act and only matters identified in the motion to convene Closed Session were heard, discussed or considered by the Fairfax County Redevelopment and Housing Authority during Closed Session.

A vote was taken by roll call as follows:

AYE

Conrad Egan
Ronald Christian
Martin Dunn
Willard Jasper
Elizabeth Lardner
John Litzenberger
John Kershenstein
Albert McAloon
Joan Sellers

NAY

ABSTAIN

The motion carried and the FCRHA resumed open meeting at 8:28 p.m.

MOTION

A motion was made by Commissioner Dunn, seconded by Commissioner Sellers, that the FCRHA authorize the issuance of a request for proposals, soliciting interim financing for acquisition of real estate in Fairfax County, Virginia on the terms as discussed in Closed Session.

A vote was taken after discussion, and the motion carried unanimously.

Commissioner Litzenberger asked if his fellow Commissioners contacted their Senators to support a 5% increase in favor of affordable housing, as he requested at the December 21, 2005 meeting. Commissioner Kershenstein raised a question whether this would be appropriate, in view of the County Executive's recent memo on lobbying. After discussion, it was decided that clarification would be obtained from the County Attorney's office and shared with the Commissioners before February 2, 2006 meeting.

ADJOURNMENT

A motion was made by Commissioner Christian, seconded by Commissioner Jasper, that the FCRHA adjourn the meeting at 8:34 p.m. A vote was taken, and the motion carried unanimously.

(Seal)

Conrad Egan, Chair

Paula C. Sampson, Assistant Secretary